138.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,900 / 1,106,900
					USE VALUE:	1,106,900 / 1,106,900
					ASSESSED:	1,106,900 / 1,106,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLCOMBE SHEPHERD M JR
Owner 2:	HOLCOMBE ELIZABETH S
Owner 3:	
Street 1:	68 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KILLINGSWORTH JOYCE C -
Owner 2:	-
Street 1:	68 HILLSDALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,958 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 2849 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6958.000	541,000		565,900	1,106,900
Total Card	0.160	541,000		565,900	1,106,900
Total Parcel	0.160	541,000		565,900	1,106,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.48 | /Parcel: 388.4

Legal Description

User Acct

88782

GIS Ref

GIS Ref

Insp Date

11/04/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0005-0004.0

!10700!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	541,000	0	6,958.	565,900	1,106,900	1,106,900	Year End Roll	12/18/2019
2019	101	FV	401,400	0	6,958.	597,300	998,700	998,700	Year End Roll	1/3/2019
2018	101	FV	405,200	0	6,958.	440,100	845,300	845,300	Year End Roll	12/20/2017
2017	101	FV	351,500	0	6,958.	421,300	772,800	772,800	Year End Roll	1/3/2017
2016	101	FV	351,500	0	6,958.	389,800	741,300	741,300	Year End	1/4/2016
2015	101	FV	332,400	0	6,958.	326,900	659,300	659,300	Year End Roll	12/11/2014
2014	101	FV	332,400	0	6,958.	319,400	651,800	651,800	Year End Roll	12/16/2013
2013	101	FV	332,400	0	6,958.	304,300	636,700	636,700		12/13/2012

PRINT

Date	Time
12/11/20	00:58:54

LAST REV

Date	Time
01/17/18	08:41:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10700

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KILLINGSWORTH J	48079-389		8/30/2006		675,800	No	No		
	20066-108		9/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	88782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2016	1512	Addition	150,000	O				add + remod kitch
2/3/2012	115	Manual	9,580	C				repair sunroom/ ne
9/29/2011	1212	Manual	4,200					replace front over
10/26/2006	924	Re-Roof	10,000			G8	GR FY08	install skylight
3/5/2004	183	Redo Kit	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Inspected	HS	Hanne S
9/29/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
12/19/2006	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
9/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6958		Sq. Ft.	Site		0	90.	0.90	10									565,865						565,900	

Total AC/HA: 0.15973 | Total SF/SM: 6958 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 565,865 | Spl Credit | Total: 565,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08227658
Const Adj.:	1.00789928
Adj $ / SQ:	141.807
Other Features:	117500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606553
Depreciation:	65508
Depreciated Total:	541045

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

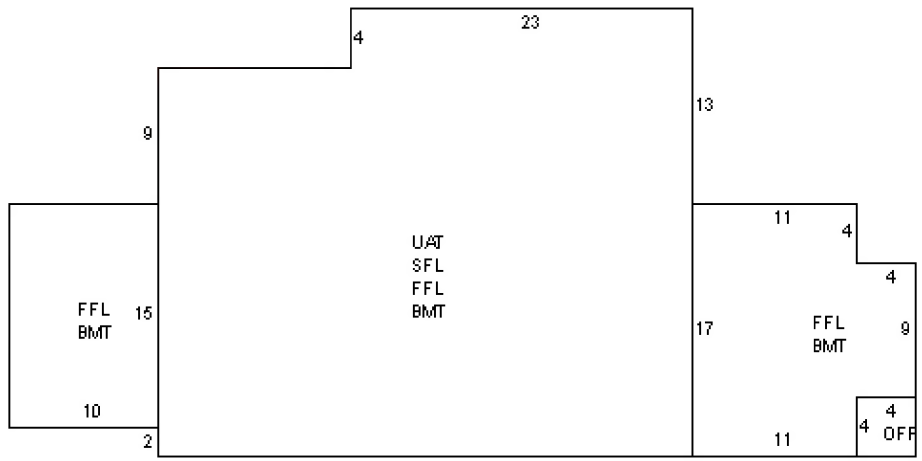
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.99
Special Features:	0	Val/Su Net:	131.85
Final Total:	541000	Val/Su SzAd	222.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,401	52.940	74,174
FFL	First Floor	1,401	141.810	198,672
SFL	Second Floor	1,028	141.810	145,778
UAT	Upper Attic	257	56.720	14,578
OFP	Open Porch	16	44.350	710

Net Sketched Area:	4,103	Total:	
Size Ad	2429	Gross Are	7009	FinArea	2849
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	